

283 acres/114 hectares

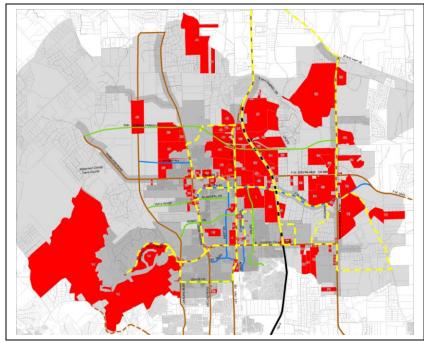
183-A .7 mile/1.1 km west

Utilities

Greenfield

Zoning - Single Family Suburban

Mr. Preston Carlton
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Property										
Total Acreage: 283 acres/114 hec	Мар:	ap: MAPSCO Austin 2006 Street Guide, pgs. 313, Sec. N, P, Q, S, T, U								
Location										
City: Leander		County: Williamson								
Address/Directions: Numerous p (Parmer Lane) and FM 2243	parcels (of land loca	ated in	-and-al	long CR 26	9 (future	realigned	FM 224	3), Ronald W. Reagan Blvd.	
Within City Limits: Yes				Distance from City Limits: Not Applicable					able	
Distance to US Highways: .7 mile Distance to Interstate Highways:		Type of Zoning: Single Family Suburban								
General Site Information										
Previous Use of Site: Open Farm		Condition: Good Dimensions: 3,069 x 2,554 feet/935 x 778 meters					554 feet/935 x 778 meters			
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes Shrink/Swell Capacity: High with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete									rosion for concrete	
Adjoining Acreage Available: Yes			Can	Site B	e Divided:	Divided: Yes		Lot Size: Negotiable		
Improvements Rail Served: No					Railroad: U	Inion Pa	cific, Sout	hern Pa	cific, Capital Metro Commuter	
Proximity to Port(s): Three (3) hours to Port of Houston				Rail Other Improvements: Accessible via over 7,000 feet (2,134 meters) of frontage on CR 269, Ronald Reagan Blvd./Parmer Lane and FM 2243						
Fenced: Yes		Landscaped: No								
Located within an Industrial Park: No				Type of Business: Commercial, Retail and Residential						
Deed Restriction(s): Yes				Covenants: Yes						
Utilities										
City of Leander Services: Department of Engineering, (512) 528-2700 Water - Size of Nearest cm two miles/3.2 km we Pressure: 65 psi/448 ki							Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm two miles/3.2 km west			
Electric Service: Pedernales Electric Cooperative (PEC)				6041 Fac				Email: Trista.fuqate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810 Size inch.					Line: 8			School a		
Telecommunication Service: AT and/or SuddenLink	Phone: (512) 870-443 and/or (979) 595-2424				Facs: (512) 870-4475 an (979) 595-2445		/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com		
Solid Waste Disposal: Clawson Disposal, Inc. Pho			hone: (512) 259-1709			Facs: (512) 746-5807			Email: clawsondisp@earthlink.net	
Sales Information										
Contact: Mr. Preston Carlton Pho 5200		• •		Facs: 259-52	• •	Email: preston@carltoncompa nies.com		ncompa	Web Site: www.carltoncompanies.com	
Sales Price: Not Applicable				Lease Price: Not Applicable						
Comments: This site is located of W. Reagan Blvd./Parmer Lane (a										